| 099.0 | 0002 | 0001.A | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 787,200 / | 787,200 |
| | | | | | USE VALUE: | 787,200 / | 787,200 |
| | | | | | ASSESSED: | 787,200 / | 787,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 260 | | RIDGE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | SALANI ARTHUR A & ANN | |
| Owner 2: | LIFE ESTATE | |
| Owner 3: | | |
| Street 1: | 260 RIDGE STREET | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: / Own Occ: Y |
| Postal: | 02474 | Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SALANI ARTHUR A & ANN - |
| Owner 2: | - |
| Street 1: | 260 RIDGE STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 7,225 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Vinyl Exterior and 2035 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 3 | Below Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7225.000 | 341,500 | | 445,700 | 787,200 |
| Total Card | 0.166 | 341,500 | | 445,700 | 787,200 |
| Total Parcel | 0.166 | 341,500 | | 445,700 | 787,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.83 | /Parcel: 386.8

**Legal Description**

**User Acct** 64398

**GIS Ref**

**GIS Ref**

**Insp Date** 10/04/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 099.0-0002-0001.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 341,500 | 0 | 7,225. | 445,700 | 787,200 | 787,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 278,900 | 0 | 7,225. | 445,700 | 724,600 | 724,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 278,900 | 0 | 7,225. | 382,100 | 661,000 | 661,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 278,900 | 0 | 7,225. | 356,600 | 635,500 | 635,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 278,900 | 0 | 7,225. | 305,600 | 584,500 | 584,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 251,200 | 0 | 7,225. | 273,800 | 525,000 | 525,000 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 251,200 | 0 | 7,225. | 253,400 | 504,600 | 504,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 251,200 | 0 | 7,225. | 241,600 | 492,800 | 492,800 | | 12/13/2012 |

!8016!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 22:36:30 |

**LAST REV**

| Date | Time |
|---|---|
| 06/05/19 | 14:43:52 |

jorourke

8016

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SALANI ARTHUR A | 72545-306 | 1 | 5/2/2019 | Convenience | 1 | No | No | | |
| SALANI ARTHUR A | 72545-301 | 1 | 5/2/2019 | Convenience | 1 | No | No | | |
| SALANI ARTHUR A | 32568-109 | | 3/28/2001 | Family | | No | No | | |
| | 12215-169 | | 5/30/1972 | | 12,000 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/8/2006 | 443 | Wood Dec | 2,500 | | | | | |
| 3/30/2005 | 216 | Re-Roof | 6,760 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/4/2018 | Meas/Inspect | BS | Barbara S |
| 6/12/2009 | Info At Door | 189 | PATRIOT |
| 10/25/2005 | Fieldrev-Chg | BR | B Rossignol |
| 10/19/1999 | Meas/Inspect | 256 | PATRIOT |
| 1/1/1982 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 64398 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7225 | | Sq. Ft. | Site | | 0 | 70. | 0.88 | 4 | | | | | | | | | 445,728 | | | | | | 445,700 | |

Total AC/HA: 0.16586 | Total SF/SM: 7225 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 445,728 | Spl Credit | Total: 445,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 18 - Raised Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | 8 - Brick Veneer | 10 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1960 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.00289965 |
| Adj $ / SQ: | 128.622 |
| Other Features: | 96964 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 419506 |
| Depreciation: | 78028 |
| Depreciated Total: | 341478 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

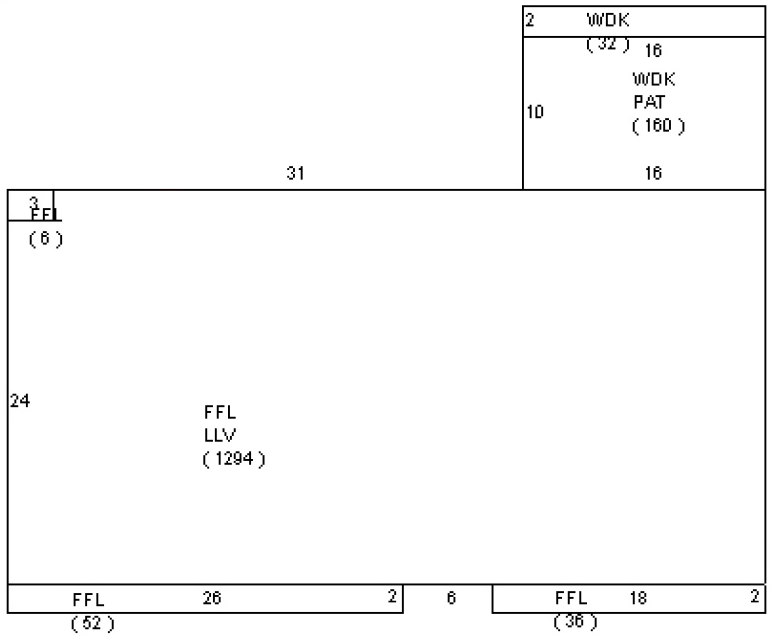
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 141.48 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 112.56 |
| Final Total: | 341500 | Val/Su SzAd | 246.04 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,388 | 128.620 | 178,527 |
| LLV | Lower Level | 1,294 | 79.580 | 102,983 |
| WDK | Deck | 192 | 11.240 | 2,158 |
| PAT | Patio | 160 | 4.610 | 737 |

| Net Sketched Area: | 3,034 | Total: | 284,405 |
|---|---|---|---|
| Size Ad | 1388 | Gross Are | 3034 | FinArea | 2035 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| LLV | 100 | FLA | 50 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 099.0-0002-0001.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 10X6 | A | AV | 2004 | 0.00 | T | 12 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|